

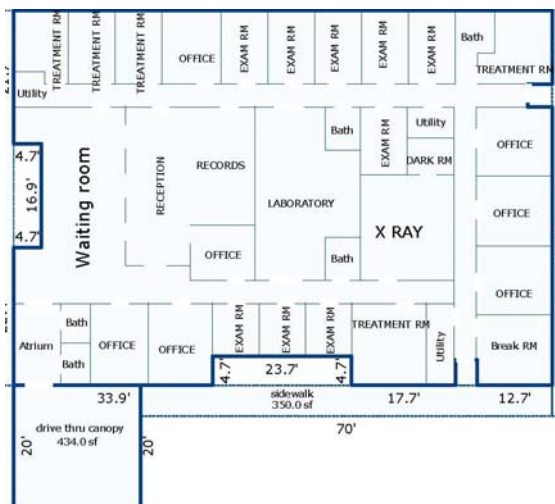
# \*\* FORECLOSURE AUCTION ! \*\*

GULFPORT, MISSISSIPPI

## MEDICAL / OFFICE BUILDING +/- 5300 SF



- **LOCATION:** 1135 Ford Street, Gulfport, MS. 39507
- **DEED REFERENCE:** 2005-0011429-D-J1
- **ZONING:** B-2
- **FLOOD MAP** 285253-00044D Zone C
- **IMPROVEMENTS:** Medical office building +/- 5300SF
- **SITE:** Estimated .52 acres or 22,696.30 square feet
- **TRAFFIC COUNT:** Approx. 35,000 cars per day on Pass Road.
- **TAXES:** Approx. \$9143.02 for 2007.
- **ELECTRICAL:** 200-amp service
- **ESTIMATED MARKET VALUE:** \$639,500.00



**When:** Foreclosure Auction to be held on  
**MAY 7<sup>th</sup>, 2008**  
For CASH to the Highest and Best Bidder  
**Time:** 11:00 AM

**Where:** The Harrison County Court House  
At the East Front Door  
1801 23rd Ave. Gulfport, MS. 39501

**ON SITE INSPECTION DATES:**  
**APRIL 30<sup>TH</sup> and MAY 6<sup>th</sup> at 11:00 AM to 1:00 PM**

**FOR MORE INFORMATION CONTACT**  
**Tom Karras (678) 209-8880 or (949) 313-0706**  
**James Keith (270) 304-1020 or (949) 313-0708**  
Accelerated Marketing Group, LLC  
Thomas J. Karras, Lic. MS Broker #B-17554

\*\* SEE NOTICE OF SALE AT: [WWW.AMGRE.COM](http://WWW.AMGRE.COM)



NOTICE OF SUBSTITUTED TRUSTEE'S SALE OF LAND

WHEREAS, Amy K. Ramsak, M.D., Robert F. Ramsak and Domers Development, LLC executed that certain Deed of Trust to Harry R. Allen, Trustee, for the use and benefit of Hancock Bank, dated February 27, 2002 and filed for record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi and recorded in Deed of Trust Book 2385 at Page 353; and,

WHEREAS, Hancock Bank appointed and substituted Jerry D. Riley as Substituted Trustee in place and instead of Harry R. Allen as was their right to do under the terms of said Deed of Trust. Said Substitution of Trustee being dated March 19, 2008 and filed for record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi on and recorded as Instrument No. 2008 4279T-J1; and,

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured having been declared due and payable in accordance with the terms of said Deed of Trust, and the legal holder of said indebtedness, Hancock Bank, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising sums due thereunder together with attorney's fees and expenses of sale;

NOW, THEREFORE, the undersigned Substituted Trustee, pursuant to the authority and the request so made, does hereby give notice that he will sell during the legal hours, (between the hours of 11:00 a.m. and 4:00 p.m.) on the 7th day of May, 2008, at the east front door of the Harrison County Courthouse, Gulfport, Mississippi, for cash to the highest and best bidder, the following described land and property located and being situated in the County of Harrison, First Judicial District, State of Mississippi and being more particularly described as follows, to-wit:

A parcel of land situated in and a part of Lot 2, Block 17, Great Southern Golf Estates Subdivision, Unit 3, in Section 29, Township 7 South, Range 10 West, in the

City of Gulfport, the First Judicial District of Harrison County, Mississippi, more particularly described as follows:

Commence at the Section corner common to Sections 29, 30, 31 and 32 in the said Township and Range; thence run North 89°53'00" East along the south line of the said Section 29 for a distance of 1,023.40 feet to a point; thence run North 0°21'00" East for a distance of 469.38 feet to the Point of Beginning; thence continue North 0°21'00" East for a distance of 126.67 feet to a point; thence run North 89°53'00" East for a distance of 179.12 feet to a point on the west margin of Ford Street; thence run South 0°05'17" West along the said west margin of Ford Street for a distance of 126.66 feet to a point; thence run South 89°53'00" East for a distance of 179.70 feet to the point of beginning. Being the South 126.67 feet of a parcel of real property conveyed by R.R. Morrison & Son, Inc. To A. F. Dantzler, III by Warranty Deed dated July 27, 1992, recorded in Deed Book 1220 at Pages 249-251 in the office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District.

SUCH SALE will be held without covenant or warranty regarding title, possession, encumbrances or otherwise, and I, the undersigned Substituted Trustee, will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 8th day of April, 2008.

  
Jerry D. Riley, Substituted Trustee

Publication Date

April 15, 22, 29, May 6, 2008